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SCHEDULE B

GENERAL BUILDING REQUIREMENTS AND SPECIFICATIONS
PART II

ARCHITECTURAL

1. TYPE OF BUILDING.

a. The building shall be sound and substantial and of a type generally recognized as a modern office-type building used for purposes similar to those set forth in this solicitation. Unless specifically exempted elsewhere in this specification, the building shall be of noncombustible construction if one-story in height and of fire-resistive construction if more than one-story in height. The minimum requirements for noncombustible and fire-resistive construction shall be as defined in National Fire Protection Association Standard No. 220, Standard Types of Building Construction. Buildings which, in the determination of the contracting officer, have incurable functional obsolescence which will adversely affect the Government's operations, will be rejected. In new construction, all exposed concrete columns shall be finished smoothly, with all pits, indentations, and rough surfaces removed.

b. The design of the space offered and the physical characteristics of the building and the surrounding area are subject to the requirements of paragraph 14 of Schedule D - Award Factors.

2. ENTRANCES AND EXITS. Exterior doors shall be of a weathertight construction, equipped with automatic door closers and shall open out of the building. All exits and access to exits that may be used by the Government or those entering the building to do business with the Government shall comply with the requirements of National Fire Protection Association Standard Number 101, Code for Safety to Life from Fire in Buildings and Structures. Vestibules shall be provided at public entrances and exits wherever weather conditions and heat loss are important factors for consideration. In the event of negative pressure conditions, provisions shall be made for equalizing air pressure.

3. CORRIDORS AND STAIRWAYS. Consistent with the type of building, all corridors, doorways, hallways, stairways, and any other area used for thoroughfares shall have widths meeting or exceeding the requirements of the Code for Safety to Life from Fire in Building Structures, National Fire Protection Association Standard No. 101. All stairs shall have appropriate and adequate handrails. Also, the stairs shall have safety treads, either built-in or of the abrasive cement-on type. Fire escapes shall not be considered as constituting acceptable exits unless specifically approved by the contracting officer and then only if all access from Government-occupied space is through doors and all openings exposing the fire escape are protected by fire doors or wire glass in steel frame fire windows.

4. FLOORS.

a. Floor Covering. Underfloor cement shall be smooth and level. Floors in all offices, corridor areas, etc., (but not necessarily in storage areas) shall be covered with vinyl asbestos. Where floor covering is to be newly installed or where existing covering must be changed to meet the requirement, color must be approved in advance by the Government. Terrazzo or unglazed ceramic tile and/or quarry tile, or other covering acceptable to the Government shall be used in all toilets and service areas. Perimeters shall have a 4" rubber or vinyl tile straight base. The type and grade of covering shall be stated in the offer.

b. Floor Load Capacity. Unless otherwise specified under Schedule D, all office areas shall have a minimum live load capacity as required by local building codes for office-type buildings but in no event less than 50 pounds per square foot live load plus 20 pounds per square foot for movable partitions regardless of the code requirements. Storage areas shall have a minimum live load capacity of 100 pounds per square foot, including movable partitions. A written certification of the floor load capacity by a Registered Professional Engineer may be required and, if so, must be furnished at no cost to the Government. The calculations and structural drawings substantiating the Engineer's findings shall also be furnished if required by the Government.

5. CEILINGS.

a. Height. The space shall have basically flat ceilings with a height of approximately 8' 6", but not higher than 11 feet nor less than 8' 0" clearance from the floor to the lowest obstruction, including lighting fixtures. The ceiling height shall be stated in the offer.

b. Acoustical Treatment. All ceilings shall have acoustical treatment with the exception of the service areas, i.e., toilets, janitors' closets, storage areas, vaults, stairwells, and mechanical areas. Acoustical material shall have a noise reduction coefficient range of 0.65 to 0.80. The noise reduction coefficient should be stated in the offer and a noise reduction certification by a Registered Professional Engineer of the manufacturer must be furnished at no cost to the Government if required by the contracting officer.

c. Flame Spread. All ceilings, including any acoustical treatment, shall consist of noncombustible





Att. "A"

materials having a flame spread of 25 or less and a smoke development of 50 or less, when tested in accordance with the American Society for Testing Materials Standard E-84, current edition. A surface treatment to reduce the flame spread rating to 25 or less and the smoke development to 50 or less (initially applied by the lessor and to be maintained by him throughout the term of occupancy by the Government) will be considered acceptable provided:

(1) The treated material is installed directly to a noncombustible material so that there are no airspaces behind the combustible material.

(2) The surface treatment used is approved or listed as a fire-retardant surface coating by Underwriters' Laboratories, Inc., or another recognized laboratory acceptable to the contracting officer, to produce fire-hazard ratings not exceeding the level required for the finish involved and the application is made in strict compliance with the manufacturer's and the testing laboratory's instructions and meets the requirements of Federal Specification TT-P-0026b.

(3) The treatment is reapplied as frequently as necessary to maintain its effectiveness.

6. PARTITIONS AND WALLS. The space or room partitioning requirements established in Schedule A may be met with existing partitions and walls, provided that, in the opinion of the contracting officer, the location and type of partitions lend themselves to efficient office layout. Combustible partition finishing materials such as plywood, fiberboard, and hardboard shall not be used except that decor finish plywood having flame spread ratings of not more than 25 in corridors or exits or 75 in individual rooms shall be acceptable. Offeror must state whether his offer is based on existing partitions. In the event existing partitions are unacceptable to the contracting officer, partitions must be furnished in accordance with the requirements of Schedule A and in accordance with the standards below.

a. Permanent Partitions. All partitions surrounding areas such as stairs, corridors, elevator shafts, toilet rooms, restrooms, and janitors' closets shall be of sturdy, soundproof and fireproof permanent construction, from structural floor slab to structural ceiling slab.

b. Office Subdividing Partitions. All partitions shall be constructed or erected on finished floors, and shall be furnished complete with all necessary hardware. All metal types shall have baked-on finish of color or colors selected by the Government.

(1) Wallboard and Metal Stud. These partitions are to be installed on the finished floor and must be of metal stud and plaster or gypsum wallboard. Wallboard must be either prefinished construction or taped and painted in a workmanlike manner.

(2) Metal Movable Partitions. These partitions are manufactured in ceiling-height and approximately 7' 3" height (3/4 height). They shall be flush-type not less than 2-1/4" nor more than 3" thick and shall consist of movable hollow metal insulated panels and opaque or clear glass upper panels with double insulated end fillers. (Omit glass if none specified.) Base shall be removable and provide for lay-in concealed wiring on both sides. Partitions shall be factory fabricated, designed for erection over finished floors, and shall be in standard units. Panel units shall be interchangeable with glazed or door units. Where panel and glazed or door units are of different widths, the increments shall be maintained. Design shall permit extension two, three, or four ways, without removing adjacent units. Provision shall be made for electrical wiring throughout the assembly. Base and ceiling members shall be designed to permit 2-1/2" adjustment in overall height; wall channels shall be designed to permit scribing to irregularities in the wall.

Assembly shall permit removal of any panel unit without disturbing adjacent panels. Cut-outs and reinforcing in panel units and posts shall be provided for electrical switches and in base for outlets in locations to be designated after award.

Where ceiling height partitions are required, the top filler shall be double sheet mineral board, 3/8" thick applied over studs set 24" on centers, or (optional) No. 20 gauge double steel with single line joints. All top filler to be neatly scribed to fit around pipes, ducts, beams, etc., and to ceiling. Double mineral board top filler to be painted in field to match ceiling. Double steel top filler to be factory finished to match partition.

Where ceiling height partitions are required, the partitions shall be packed with a sound-deadening material to provide an average sound transmission loss of solid partition unit and door of not less than 35 decibels over a range of 125 to 4,000 cycles per second, in accordance with ASTM E 90, as certified by an approved testing laboratory. Where top and end fillers occur, these fillers shall be packed with similar acoustic material meeting the requirements stated above.

(3) Demountable Panel Partitions. Construction is similar to the metal movable partition except that the panel surfacing material shall be either gypsum, asbestos, or other materials as specified in Schedule A.

(4) Bank-Type Partitions. Partitions shall be flush type with lower panel 1-5/8" thick with a plus tolerance of 1/8" and a minus tolerance of 3/16", and approximately 5' 7" high and shall consist of

movable and interchangeabl[illegible] llow metal insulated panels and post co[illegible]ction with upper plate glass panels. [illegible] square. The panels shall be uniform widths. The bottom of each panel shall be approximately 6" clear of the floor and have recessed space for electric wiring for [illegible]terior attachment, including spring clip holder for the wire.

7. WINDOWS. All movable sash shall be weathertight and designed to permit easy cleaning. Casement sash shall open out. Wherever windows extend to within 18 inches from the floor (and the space is located at least ten feet above grade) a suitable metal bar shall be provided on the interior window opening approximately three feet above floor level.

8. WINDOW COVERING. All exterior windows shall be equipped with venetian blinds or drapes of acceptable quality. Blinds shall have baked enamel, steel, or aluminum slats at least two inches wide and be equipped with vinyl plastic tapes. If drapes are provided, they must be full length, fireproof, fade resistant, and glareproof.

9. WINDOW GRILLES FOR SECURITY PURPOSES. Off-street, ground-level windows and those windows accessible from fire escapes and adjacent roofs must be provided with exterior grilles, or comparable, to prevent forcible entry.

10. DOORS.

a. All doors shall be at least 36 inches in width and of soundproof and sturdy construction. Fire doors shall conform with the National Fire Protection Association Standard for Fire Doors and Windows, No. 80.

b. Where accordion doors or room dividers are required, the average sound attenuation factor (decibel rating) shall be not less than 30.

11. HARDWARE. Hardware shall be of heavy-duty noncorrosive metal of standard manufacture for the type of space required. All doors and windows shall be equipped with locking devices. Push plates, pull bars/handles and automatic door closers shall be installed on public entrance, stairway, lobby, toilet, and locker room doors. Cylinder locks and door checks shall be furnished and installed on all doors which open into public corridors, to the outside, or to space otherwise accessible to other than those to be employed in the space to be leased. All locks shall be master keyed and the Government shall be furnished not less than two master keys and two keys for each individual lock. Door stop on base shall match door hardware. Emergency exits shall be equipped with panic hardware.

12. CIGARETTE AND ASH RECEPTACLES. Wall-mounted, jumbo-size metal urn type ash receptacles, with removable ash bucket and tip action top covers, or comparable, shall be provided at suitable locations in entrance, main corridors, and elevator lobbies, etc.

13. PAINTING. Immediately prior to Government occupancy, the walls, ceilings, partitions and trim shall be newly painted or otherwise finished with materials and colors satisfactory to the Government.

14. FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS. The following conveniences shall be provided for physically handicapped persons, in accordance with U.S.A.S.I. Standard A-117:

ACCESS: Access for wheelchairs shall be provided from street or sidewalk to every reasonable subdivision of space where a physically handicapped person may visit or work. Where possible, the main entrance to the building shall be at grade level. If not at grade level, a ramp, in accordance with the above-referenced standard, with a slope not exceeding one foot in 12 feet shall be provided. Elevators shall be large enough to accommodate a wheelchair. Width of doors and other openings shall meet the requirements of the above-referenced standard.

GENERAL BUILDING REQUIREMENTS AND SPECIFICATIONS
PART III

MECHANICAL - ELECTRICAL

1. GENERAL. The successful offeror shall be responsible for insuring that all plumbing, heating, air conditioning, ventilating, elevators, and other necessary electrical and mechanical features conform to the requirements of this part and are installed and operated in accordance with the latest editions of all local codes, ordinances, and regulations, plus the latest edition of the various publications set forth below. The offeror shall also be responsible for the installation of mains, lines, and meters necessary for all utility services. All such equipment shall be checked and adjusted by the successful offeror prior to and during occupancy by the Government. All ducts, piping, and conduits shall be concealed within the walls or covered by furring, plastering, acoustical treatment, or other comparable means, except in service and storage areas, or areas not normally used by office employees or the public.

2. PLUMBING FACILITIES. In addition to the following, all plumbing shall meet the requirements of the National Plumbing Code.

a. Drinking Fountains. Centrally cooled, filtered, water system, drinking fountains, or the automatic electric type fountains shall be located adjacent to the toilets and at other strategic locations, so that a person will not need to travel more than a hundred and fifty feet (150 feet) on one floor to reach same. The water shall be chilled to between 48 and 52 degrees Fahrenheit. There shall be a minimum of one fountain on each floor containing office space. Recessed or wall-hung fountains are preferred.

b. Toilets. Separate toilet facilities for men and women shall be provided on each floor in the building. The facilities must be located so that employees will not be required to travel more than 150 feet on one floor to reach the toilets. Each toilet room shall have sufficient water closets enclosed with modern stall partitions and doors, urinals (in men's rooms) and lavatories in compliance with the fixture schedule set forth below. In addition, each main toilet room shall contain the following:

(1) A liquid soap dispenser, shelf, and mirror above lavatory.

(2) A modern toilet paper dispenser in each water closet stall.

(3) A coat hook on inside face of door to each water closet stall and on several wall locations near the lavatories.

(4) At least one modern paper towel dispenser and waste receptacle for every two lavatories.

(5) A coin operated sanitary napkin dispenser in women's toilet rooms with waste receptacle for each water closet stall.

(6) Ceramic tile wainscot from the floor to a minimum height of 4' 6".

(7) Women's toilet rooms shall be large enough to accommodate a couch approximately 75" long 30" wide together with accompanying chair.

(8) A convenience outlet located adjacent to one mirror in each men's room.

TOILET FIXTURES

For the purpose of determining the required toilet facilities, the actual number of persons shall be based on one person for each 150 square feet of net usable office space in ratio of 55% men and 45% women. The toilet fixture schedule specified shall be applied on a per floor basis.

| | MEN | | | WOMEN | |
|---|---|---|---|---|---|
| Number of Persons | Water Closets | Urinals | Lavatories | Water Closets | Lavatories |
| 1 to 8 | 1 | 1 | 1 | 1 | 1 |
| 9 to 24 | 2 | 1 | 1 | 2 | 2 |
| 25 to 36 | 2 | 1 | 2 | 3 | 2 |
| 37 to 56 | 3 | 2 | 2 | 4 | 3 |
| 57 to 75 | 4 | 2 | 2 | 5 | 4 |
| 76 to 96 | 4 | 2 | 3 | 6 | 4 |
| 97 to 119 | 5 | 2 | 3 | 7 | 5 |
| 120 to 144 | 6 | 3 | 4 | 8 | 5 |
| 145 to 171 | 6 | 3 | 4 | 9 | 6 |
| 172 to 200 | 7 | 3 | 4 | 10 | 7 |
| 201 to 220 | 8 | 4 | 5 | 11 | 7 |
| 221 to 240 | 8 | 4 | 5 | 12 | 8 |
| 241 to 260 | 9 | 4 | 5 | 13 | 9 |
| 261 to 280 | 10 | 4 | 6 | 14 | 9 |
| 281 to 300 | 11 | 4 | 6 | 15 | 10 |

3. JANITOR CLOSETS. Janitor closets, containing a service sink with hot and cold water supply and ample storage space for cleaning equipment, materials, and supplies, shall be provided on all floors.

4. HEATING, AIR CONDITIONING, AND MECHANICAL VENTILATION. Heating, air conditioning, and ventilation systems are required which are capable of maintaining the temperature at 76 degrees F., plus or minus 2 degrees F., and maximum relative humidity of 50% the year around throughout the entire leased premises and service areas, regardless of outside temperatures.

Areas having excessive heat gain, or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled so that the interior temperature conditions stipulated can be maintained. Temperatures in all spaces will be maintained without drafts and air conditioning equipment noises.

Exhaust ventilation shall be provided as required for conference room(s) and special equipment such as teletype machines. The air conditioning system shall be designed and installed to meet Common Use and Recommended Standards as established by the current American Society of Heating, Refrigerating, and Air Conditioning Engineers, Inc., Guide; National Fire Protection Association Standards No. 90A and No. 91; and American Society of Refrigeration Engineers Standard No. 15.

A mechanical ventilation system must be furnished which provides for exhaust of stale air, proper circulation of air without creating drafts and introduction of adequate tempered fresh air to insure a minimum of 25% fresh air at all times. In toilet rooms, however, exhaust air quanitities for mechanically ventilated toilets shall be 50 c.f.m. for each water closet or urinal, or 2 c.f.m. per square foot of floor area, whichever is greater. Mechanical exhaust shall be provided for the following toilet rooms:

a. A toilet with an open window area less than 5% of its floor area.

b. A toilet having windows opening on a court or vent shaft which has an area less than:

(1) 9 square feet

(2) 0.2 square feet for each foot of height

(3) 2% of the combined floor area it ventilates, or 5% of its floor of any single room it ventilates.

c. Toilets in or adjoining air conditioned areas.

5. ELEVATORS. All elevators shall conform to the requirements of the current edition of the American Standard Safety Code for Elevators, Dumbwaiters, and Escalators (ASA-A-17); also the local codes and ordinances. The passenger elevators in the building must have the capacity to transport in five minutes fifteen percent of the nominal total population of all upper floors (based on 125 square feet per person of net usable space). Further, the dispatch interval between elevators during the up-peak demand period should not exceed 35 seconds.

Upon request by the Government the following information shall be furnished: location, capacity in pounds, inside cab areas, rated car speeds, and type of operation of the passenger elevators. In addition, information showing the five-minute handling capacity of the passenger elevator at each separate location shall also be submitted upon request to show either the calculated capacity or actual capacity by surveys during the following conditions: (a) heavy up-peak demand such as would occur during the arrival period; (b) heavy two-way demand as would occur during the noon period; and (c) heavy down-peak demand such as would occur during the departure period.

If freight elevator service is required, the requirements will be specified in Attachment No. 1 to Schedule B, Part III, Mechanical - Electrical.

6. ELECTRICAL MAIN SERVICE FACILITIES. All work not specifically described shall be designed to meet the requirements of the latest edition of the National Electrical Code, the National Electric Safety Code, Standards of the National Electric Manufacturer's Association, Insulated Power Cable Engineers' Association, the American Institute of Electrical Engineers, and local codes and ordinances. The main service facilities and meter panel and branch circuits shall be adequate to provide for electrical load that will be required. This service shall be in a suitable enclosure which is readily accessible for inspection. The area within the enclosure around the electrical service shall not be used for storage or other purposes. Distribution panels are to be circuit breaker type as standard for the building and shall contain a minimum of 10% spare circuits over the circuits required by the Government.

7. ELECTRICAL AND MAIN SERVICE OUTLETS. Duplex outlets, floor and wall (including clock outlets) shall be provided on the basis of one outlet per 50 net usable square feet of space for the operation of office machines and equipment. Telephone outlets shall also be provided on the basis of one for each 100 net usable square feet. In any event, each room shall have at least one duplex electrical outlet and each office-type room shall also have one telephone outlet. In larger open-type office areas, it is desired that the space shall be equipped with recessed floor conduit, on eight-foot centers, large enough to accommodate the required power and telephone lines. Duplex utility outlets shall be provided in toilets and corridors for maintenance and also in dispensing areas. Outlets to be circuited separately

from the lighting with not more than eight such outlets on one circuit. The Government may elect to locate such outlets as it is entitled to under this paragraph at locations other than as herein specified, provided that the total number of outlets shall not exceed the amount it would otherwise receive if installed as provided above. 220 volt electric service must be available on all floors.

8. LIGHTING. Modern, diffused, fluorescent electric fixtures shall be provided throughout all office areas to produce and maintain a minimum of 75 foot-candles; in drafting rooms and engineering rooms the minimum shall be 100 foot-candles; a minimum of 45 foot-candles in toilet, public reception and Storage areas, and 25 foot-candles (incandescent or fluorescent) in closets, corridors and other public areas. These standards refer to maintained light at desk level. Continuous, recessed lighting fixtures are preferred, but flush-mounted fluorescent fixtures, attached to the finished ceiling are acceptable. All light fixtures shall be controlled by wall switches conveniently located on columns or walls adjacent to door openings, but in open office areas, not over six fixtures shall be controlled by one switch. In corridors and spaces with more than one entrance, three-way switches shall be provided. Ballasts are to be rapid-start, thermally protected, voltage regulating type UL and ETL approved. All building entrances must be adequately lighted outside.

9. EXIT AND EMERGENCY ILLUMINATION. Exit and emergency illumination shall be provided in accordance with the National Fire Protection Association Standard No. 101, 'Code for Safety to Life' in such a manner as to maintain exit illumination automatically in the event of any failure of normal lighting due to fault in the main lighting system, due to any failure of public utilities or other outside electric power supply, or any single manual act such as accidental opening of a switch controlling normal lighting facilities.

10. FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS.

a. Toilets. In addition to the number and types of toilet fixtures and the location of toilet facilities specified in this schedule, not less than one men's toilet room and one women's toilet room shall have a water closet enclosure 3' -3" wide with assist bars and a door 2' -8" wide which swings outward. The entrance doors to these toilet rooms shall have a minimum width of 3' -0".

b. Drinking Fountains. In addition to the requirements for drinking fountains in this schedule, not less than one fountain shall be mounted with the bubbler not over 38" from the floor. This paragraph and a, above, shall be in accordance with U.S.A.S.I. Standard A-117.

SCHEDULE B

GENERAL BUILDING REQUIREMENTS AND SPECIFICATIONS
PART IV

SAFETY AND FIRE PREVENTION

1. GENERAL. The building and related equipment, and any utilities or services furnished and activities of other occupants shall be free of accident and fire hazards which in any way will affect Government operations, property, or personnel. When such hazards are detected they must be promptly corrected at no direct expense to the Government.

2. PORTABLE FIRE EXTINGUISHERS. Portable fire extinguishers of the 2-1/2 gallon, stored-pressure or cartridge-operated (noninverted style only) water-type shall be provided by the successful offeror. As a minimum, one fire extinguisher shall be located in the aisles and corridors near the points of egress to exits or stairways.

Both initial and replacement charges for all types of fire extinguishers shall be provided at no cost to the Government. The extinguishers shall be checked at least once a year by the lessor to assure that the fire extinguishers are in first-class operating condition.

3. STANDPIPES. Standpipes for firefighting shall be provided if the building occupied by the Government is four or more stories in height. They shall be located preferably in stairwells with one riser for each stairwell, and shall be equipped with a 2-1/2" valved outlet at each floor level. Adapters (2-1/2" to 1-1/2") shall be provided at each outlet. Hose for the standpipes will not be required unless the local fire department requires the hose for fire department use.

4. MANUAL FIRE ALARM SYSTEMS. A manual fire alarm system shall be provided for buildings of over 50,000 rentable square feet in size, where the Government occupies space that does not have direct outside exits. Manual fire alarm stations shall be located on each floor in the normal path of exit from the building. The preferred location for the fire alarm stations is near the stairways.

Operation of the manual fire alarm station shall sound bells throughout the building or throughout the floor where the box is operated. The bells shall be placed so that every person can hear the bells when sounded. All alarms shall be automatically transmitted to the local fire department or to a central station. Installation and equipment shall conform to the requirements of the National Fire Protection Association Standard (70A, 70B, 70C, or 70D) appropriate to the type of system involved.

The equipment used shall be approved by the Underwriters' Laboratories, Inc., or by the Factory Mutual Laboratory.